

PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P.A.
- ATTORNEYS AT LAW
6928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS. 38672
662-690-7575

Prepared By:
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

12/28/07 4:49:36
BK 575 PG 551
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

Return to and mail tax statements to:
Terry ~~XXX~~ Martin & Linda Witherspoon Sanders

8180 Cross Pointe
Olive Branch, MS 38654

Property Tax ID#: 1 06 5 22 23 0 00120 00

SPECIAL WARRANTY DEED

Made this 17 day of December, 2007, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, of 5000 PLANO PARKWAY, CARROLLTON, TX 75010, as Grantor, and ~~TOM~~ TERRY MARTIN SANDERS, a married man, and LINDA WITHERSPOON SANDERS, a married woman, ~~as~~ as tenants by the entirety with full, as Grantee; rights of survivorship and not as tenants in common

Witnesseth, that for and in consideration of the sum of \$ 111,278.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the GRANTOR has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said GRANTEE, Grantee's successors and assigns, the following described real estate in Desoto County, Mississippi:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HERewith AND
MADE A PART HEREOF"**

Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

This conveyance is made subject to all valid restrictive covenants and easements, if any, of record, or which may be apparent from an inspection of the premises.

To have and to hold unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, their successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

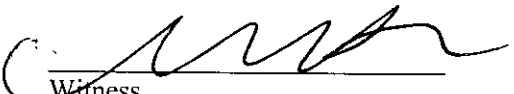
Austin

S2-07-0931 3

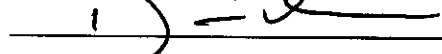
In witness whereof, first party has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

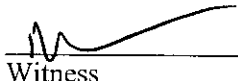
FEDERAL HOME LOAN MORTGAGE CORPORATION


 Witness

Melissa Ramirez
 Printed Name

By: 

Its: Dan Outland, Vice President

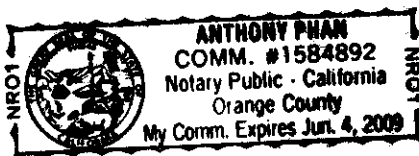

 Witness
MARIE ADKINS
 Printed Name

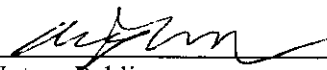
STATE OF CALIFORNIA)

COUNTY OF ORANGE)

**Authorized Signer of National Default
 REO Services, a Delaware Limited
 Liability Company dba First American
 Asset Closing Services ("FAACS"), as
 Attorney in fact and/or Agent**

The foregoing instrument was hereby acknowledged before me this 17 day of December 2007, by Dan Outland, Vice President acting on behalf of FEDERAL HOME LOAN MORTGAGE CORPORATION, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.




 Notary Public

My commission expires: June 4, 2009

Anthony Phan
 Printed Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Name and Address of Property Owner: Terry Martin and Linda Sanders 8180 Cross Pointe Olive Branch, MS 38654	Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax: <u>Terry Martin and Linda Sanders</u> <u>8180 Cross Pointe</u> <u>Olive Branch, MS 38654</u>
--	--

Exhibit "A"

Grantors Address:
 2605 Enterprise Road #300
 Clearwater, FL 33759
 Home No.: n/a
 Business No.: 1-866-782-3211

Grantees Address:
 8180 Cross Pointe
 Olive Branch, MS 38654
 Home No.: 801-718-5512
 Business No.: 801-972-4371

THE FOLLOWING DESCRIBED PROPERTY IN DESOTO COUNTY, MISSISSIPPI, TO
WIT:

LOT 120, DEVON PARK P.D., PHASE II, LOCATED IN SECTION 22, TOWNSHIP 1
SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT
BOOK 78, PAGES 41-43 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO
COUNTY, MISSISSIPPI.